



Havant
BOROUGH COUNCIL

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Mr R Lilley
Lilley Architecture
232 Southwood Road
Hayling Island
PO11 9QQ

For: Mr Budd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/01293

Site Address: 42 Hulbert Road, Havant, PO9 3TF

Proposal: Construction of 4No. 3 bed dwellings following demolition of existing dwelling.

Further to your application received on 04 December 2017 (which was valid from 08 December 2017) Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Streetscene Plan: Drawing No 405 PL40 Revision P00

Proposed Ground and First Floor Plan of Units 3&4: Drawing No 405 PL20 Revision P02

Proposed Loft and Roof Plan of Units 3&4: Drawing No 405 PL21 Revision P02

Proposed Front East and Side South Elevations Plan of Units 3&4: Drawing No 405 PL22 Revision P02

Proposed Rear West and Side North Elevations Plan of Units 3&4: Drawing No 405 PL23 Revision P02

Block Plan showing Parking Provision: Drawing No 405 PL02 Revision P03

Vehicle Traces Plan: Drawing No PL30 Rev P01

Location Plan: Drawing No 405 PL01

Proposed Ground and First Floor Plan of Units 1&2: Drawing No 405 PL10 Revision

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P00

Proposed Loft and Roof Plan of Units 1&2: Drawing No 405 PL11 Revision P02

Proposed Front and Side Elevation Plan of Units 1&2: Drawing No 405 PL12
Revision P01

Proposed Rear and Side Elevation Plan of Units 1&2: Drawing No 405 PL13 Revision
P01

Tree Constraints Plan: Drawing No BJH 01/02

Tree Protection Plan: Drawing No BJH 03/04

Design and Access Statement: Received 05.12.2017

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted (with the exception of demolition) shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers, and any sustainable urban drainage features proposed to serve the development and details of any other proposed ancillary drainage works/plant, have been submitted to and approved in writing by the Local Planning Authority. This shall include an assessment of any potential impacts on the adjacent stream. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development shall take place with the exception of demolition until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plan Drawing Reference 405 PL02 Revision P03 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 No development hereby permitted shall commence with the exception of demolition until plans and particulars specifying the alignment, width, gradient and type of construction proposed for alterations to the access and internal drives and parking areas have been submitted to and approved in writing by the Local Planning Authority. The design of the proposed access crossovers shall incorporate measures to prevent water from the carriageway flowing onto or from the site. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority, and prior to the occupation of the development. .
Reason: To ensure that they are constructed to satisfactory standard and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, out buildings, first floor windows or roof alterations shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.
Reason: In the interests of the character and appearance of the area and the amenities of adjacent residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 No part of the development shall be first occupied until fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gate have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and or occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 The development must be undertaken in accordance with the arboricultural method statement and Tree Protection Plan Drawing Numbers BJH 01/02 and BJH 03/04 submitted with the application and dated December 2017 and supplied by *Bernie Harverson*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 12 No development hereby permitted shall be commenced with the exception of demolition until a detailed soft landscape scheme submission and fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding have been submitted to and approved in writing by the Local Planning Authority. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 No above ground development hereby permitted shall be commenced with the exception of demolition until a more detailed hard landscaping scheme including details and fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
- finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or threshold detail / type
 - retaining structures or steps
- The implementation of all such approved hard landscaping shall be completed in full accordance with such approved timing provisions.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 No planting, raised beds, fences or other works/structures shall be erected/constructed such that they would compromise or obstruct the use of the access, turning or parking areas required to service the development.
- Reason:** To ensure that parking, access and turning required to service the development is not compromised having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit,
 - Your application was acceptable as submitted and no further assistance was required.
- (2) The applicant is advised that the development the subject of this consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. This development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk
 - (3) This permission was subject to a contribution of £2695.40 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
 - (4) The site lies in a source protection zone for drinking water supplies. All precautions

must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to Environment Agency guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the altering of existing accesses, stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.
- (8) You are advised that the type, style and age of the properties to be demolished together with the garages are likely to contain asbestos and therefore an asbestos survey may be needed to establish the methods to be used to remove any asbestos or asbestos containing materials on the site in accordance with Health and Safety requirements.
- (9) Your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling or lopping of trees, tree surgery, or ground clearance affecting nesting birds during the months between April and September may be in contravention of that Act. You are advised to contact Natural England on 0300 060 3900 for further information.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

08 May 2018